

Fill in this information to identify the case

Debtor name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number 21-30633
(if known) Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets -- Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.
 Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Wells Fargo - Checking account Checking account 2 2 1 8 \$2,940.00

4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$2,940.00

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.
 Yes. Fill in the information below.

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633Current value of
debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

	\$0.00
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Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

 No. Go to Part 4. Yes. Fill in the information below.Current value of
debtor's interest

11. Accounts receivable

11a. 90 days old or less: _____ - _____ face amount = → _____ doubtful or uncollectible accounts

11b. Over 90 days old: _____ - _____ face amount = → _____ doubtful or uncollectible accounts

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

	\$0.00
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Part 4: Investments

13. Does the debtor own any investments?

 No. Go to Part 5. Yes. Fill in the information below.Valuation method
used for current valueCurrent value of
debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity: % of ownership:

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

	\$0.00
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Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

 No. Go to Part 6. Yes. Fill in the information below.

Debtor	<u>Westmount Group, Inc.</u> Name	Case number (if known)	<u>21-30633</u>
General description		Date of the last physical inventory	Net book value of debtor's interest (Where available)
19. Raw materials		MM/DD/YYYY	
20. Work in progress			
21. Finished goods, including goods held for resale			
22. Other inventory or supplies			
23. Total of Part 5		Add lines 19 through 22. Copy the total to line 84. \$0.00	

24. Is any of the property listed in Part 5 perishable?

No
 Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

No
 Yes. Book value _____ Valuation method _____ Current value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

No
 Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?**

No. Go to Part 7.
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops--either planted or harvested			
29. Farm animals <i>Examples: Livestock, poultry, farm-raised fish</i>			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			
32. Other farming and fishing-related property not already listed in Part 6			
33. Total of Part 6.	Add lines 28 through 32. Copy the total to line 85. \$0.00		
34. Is the debtor a member of an agricultural cooperative?	<p><input type="checkbox"/> No <input type="checkbox"/> Yes. Is any of the debtor's property stored at the cooperative?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>		
35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?	<p><input type="checkbox"/> No <input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____</p>		
36. Is a depreciation schedule available for any of the property listed in Part 6?	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>		
37. Has any of the property listed in Part 6 been appraised by a professional within the last year?	<p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>		

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 7: Office furniture, fixtures, and equipment; and collectibles****38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

No. Go to Part 8.
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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39. Office furniture**40. Office fixtures****41. Office equipment, including all computer equipment and communication systems equipment and software****42. Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles**43. Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

\$0.00**44. Is a depreciation schedule available for any of the property listed in Part 7?**

No
 Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

No
 Yes

Part 8: Machinery, equipment, and vehicles**46. Does the debtor own or lease any machinery, equipment, or vehicles?**

No. Go to Part 9.
 Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**48. Watercraft, trailers, motors, and related accessories** Examples: Boats trailers, motors, floating homes, personal watercraft, and fishing vessels**49. Aircraft and accessories****50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)****51. Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$0.00**52. Is a depreciation schedule available for any of the property listed in Part 8?**

No
 Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

No
 Yes

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 9: Real property****54. Does the debtor own or lease any real property?**

No. Go to Part 10.
 Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00**57. Is a depreciation schedule available for any of the property listed in Part 9?**

No
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

No
 Yes

Part 10: Intangibles and Intellectual Property**59. Does the debtor have any interests in intangibles or intellectual property?**

No. Go to Part 11.
 Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	---	---	------------------------------------

60. Patents, copyrights, trademarks, and trade secrets**61. Internet domain names and websites****62. Licenses, franchises, and royalties****63. Customer lists, mailing lists, or other compilations****64. Other intangibles, or intellectual property****65. Goodwill****66. Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00**67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?**

No
 Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

No
 Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

No
 Yes

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 11: All other assets****70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

 No. Go to Part 12. Yes. Fill in the information below.

	Current value of debtor's interest
71. Notes receivable	
Description (include name of obligor)	
Promissory Note on 538 East Road, El Paso, TX owed by 538 East, Inc.	\$76,500.26
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount
Promissory Note on 3320 Montana Ave, El Paso TX owed by Westmount Assets, Inc.	\$35,000.00
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount
Promissory Note on 4325 Leeds Avenue, El Paso, TX owed by Westmount Assets, Inc.	\$35,000.00
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount
Promissory Note on 4500 Frankfort Avenue, El Paso Texas owed by Westmount Assets, Inc	\$50,000.00
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount
Promissory Note on 4537 Skylark Way, El Paso, TX owed by TRR 4133, Inc.	\$93,895.83
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount
Promissory Note on 9532 Charleston Street, El Paso, TX owed by TRR 4133, Inc.	\$74,159.26
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount
Promissory Note on 71 Camille by 71 Camille, Inc.	\$430,000.00
Total face amount	\$0.00 = ➔
	doubtful or uncollectible amount

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities**74. Causes of action against third parties (whether or not a lawsuit has been filed)****75. Other contingent and unliquidated claims or causes of action of every nature,
including counterclaims of the debtor and rights to set off claims****76. Trusts, equitable or future interests in property****77. Other property of any kind not already listed** Examples: Season tickets, country club membership**78. Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$794,555.35**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**

No
 Yes

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$2,940.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.</i> →		<u>\$0.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+\$794,555.35</u>	
91. Total. Add lines 80 through 90 for each column.	91a. <u>\$797,495.35</u>	91b. <u>\$0.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		<u>\$797,495.35</u>

Fill in this information to identify the case:

Debtor name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number 21-30633
(if known) Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
--	---

2.1	Creditor's name <u>Montoya Park Place, Inc.</u>	Describe debtor's property that is subject to a lien <u>All assets</u>	<u>\$1,461,586.09</u>	<u>\$794,555.35</u>
	Creditor's mailing address <u>810 N. Kansas</u>	Describe the lien <u>Note / Agreement</u>		
	El Paos TX 79902	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out Schedule H: Codebtors (Official Form 206H)		
	Date debt was incurred	As of the petition filing date, the claim is: Check all that apply.		
	Last 4 digits of account number	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority.			

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$1,461,586.09

Debtor

Westmount Group, Inc.Case number (if known) 21-30633**Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A
Amount of claim
 Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.2	Creditor's name <u>Wells Fargo Business</u>	Describe debtor's property that is subject to a lien	\$0.00	\$0.00
	Creditor's mailing address <u>PO Box 6995</u>	Describe the lien <u>Line of Credit</u>		
		Is the creditor an insider or related party?		
	<u>Portland OR 97228-6995</u>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim?		
		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Date debt was incurred	As of the petition filing date, the claim is:		
	Last 4 digits of account number	Check all that apply.		
		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority?			
		<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.		
		<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		

Fill in this information to identify the case:

Debtor	<u>Westmount Group, Inc.</u>
United States Bankruptcy Court for the: <u>WESTERN DISTRICT OF TEXAS</u>	
Case number (if known)	<u>21-30633</u>

Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

No. Go to Part 2.
 Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or part.

If more space is needed for priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1 Priority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	
	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Basis for the claim:	
Date or dates debt was incurred	Is the claim subject to offset?	
Last 4 digits of account number	<input type="checkbox"/> No <input type="checkbox"/> Yes	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a)(<u> </u>)		

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If more space is needed for nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

Amount of claim

3.1	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is:	\$373,000.00
<i>Check all that apply.</i>			
<input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed			
Basis for the claim:			
<u>Lawsuit</u>			
Date or dates debt was incurred			
Last 4 digits of account number <u>2 9 9 7</u>			
Is the claim subject to offset?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
3.2	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is:	Unknown
<i>Check all that apply.</i>			
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed			
Basis for the claim:			
<u>Lawsuit</u>			
Date or dates debt was incurred			
Last 4 digits of account number <u>2 9 9 7</u>			
Is the claim subject to offset?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
3.3	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is:	\$150,000.00
<i>Check all that apply.</i>			
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed			
Basis for the claim:			
<u>Business Debt</u>			
Date or dates debt was incurred			
Last 4 digits of account number <u> </u>			
Is the claim subject to offset?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
3.4	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is:	\$0.00
<i>Check all that apply.</i>			
<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed			
Basis for the claim:			
<u>Lender</u>			
Date or dates debt was incurred			
Last 4 digits of account number <u> </u>			
Is the claim subject to offset?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3.5	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>\$0.00</u>
<u>Ulrick Moise</u> <u>Palacio de Paquimé, C. Durango 2047</u> <u>32575 Cd Juarez, Chih. Mexico</u>		<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
		Basis for the claim:	
		<u>Lendor</u>	
Date or dates debt was incurred		Is the claim subject to offset?	
		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
3.6	Nonpriority creditor's name and mailing address	As of the petition filing date, the claim is: <i>Check all that apply.</i>	<u>\$700,000.00</u>
<u>Weststar Title, LLC</u> <u>c/o James W. Brewer</u> <u>221 N. Kansas, Ste 1700</u>		<input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	
		Basis for the claim:	
		<u>Lawsuit</u>	
Date or dates debt was incurred		Is the claim subject to offset?	
		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Last 4 digits of account number		<u>2 9 9 7</u>	

Debtor Westmount Group, Inc. Case number (if known) 21-30633**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	5a. <u>\$0.00</u>
5b. Total claims from Part 2	5b. + <u>\$1,223,000.00</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c. <u>\$1,223,000.00</u>

Fill in this information to identify the case:

Debtor name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number 21-30633
(if known) Check if this is an amended filing

Official Form 206H

Schedule H: Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Does the debtor have any codebtors?

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, *Schedules D-G*. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Check all schedules
that apply:

Name

Mailing address

Name

Fill in this information to identify the case:Debtor Name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number (if known): 21-30633 Check if this is an amended filingOfficial Form 206Sum**Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets--Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from Schedule A/B.....	\$0.00
1b. Total personal property: Copy line 91A from Schedule A/B.....	\$797,495.35
1c. Total of all property Copy line 92 from Schedule A/B.....	\$797,495.35

Part 2: Summary of Liabilities**2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....

\$1,461,586.09**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of Schedule E/F.....	\$0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....	+ \$1,223,000.00

4. Total liabilities

Lines 2 + 3a + 3b.....

\$2,684,586.09

Fill in this information to identify the case and this filing:

Debtor Name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number 21-30633
(if known)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

Schedule A/B: Assets--Real and Personal Property (Official Form 206A/B)

Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)

Schedule H: Codebtors (Official Form 206H)

A Summary of Assets and Liabilities for Non-Individuals (Official Form 206-Summary)

Amended Schedule _____

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)

Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/20/2021
MM / DD / YYYY

X /s/ Keyvan Parsa
Signature of individual signing on behalf of debtor

Keyvan Parsa

Printed name

President

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Westmount Group, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF TEXASCase number 21-30633
(if known) Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

 None

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

 None

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

 None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <u>Wells Fargo Business</u> Creditor's name <u>PO Box 6995</u> Street	<u>August 2021</u>	<u>\$452,931.45</u>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other <u>Line of Credit</u>
<u>Portland</u> City	<u>OR</u> State	<u>97228-6995</u> ZIP Code	

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or co-signed by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

 None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
<u>Techrover, Inc.</u> Insider's name <u>810 N. Kansas Street</u> Street	<u>6/8/2021</u>	<u>\$450,000.00</u>	<u>Loan to Techrover, repaid on 7/15/2021</u>
<u>El Paso</u> City	<u>TX</u> State	<u>79902</u> ZIP Code	

Relationship to debtorAffiliate**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

 None**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

 None**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

 None

Case title	Nature of case	Court or agency's name and address	Status of case
<u>7.1. Albert Flores v. Keyvan Parsa, et al</u>	<u>Suit for Rescission of Contract</u>	<u>District Court of El Paso County, Texas</u> Name <u>327th Judicial District</u> Street	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

Case number2020DCV2997

<u>El Paso</u> City	<u>TX</u> State ZIP Code
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Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

Part 4: Certain Gifts and Charitable Contributions**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

None

Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

None

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None

Who was paid or who received the transfer?	If not money, describe the property transferred	Dates	Total amount or value
11.1. <u>Barron & Newburger, P.C.</u>	<u>Attorney Fees & Filing Fees</u>	<u>August 21, 2021</u>	<u>\$16,738.00</u>

Address7320 N. MoPac Expressway, Suite 400

Street

<u>Austin</u>	<u>TX</u>	<u>78731</u>
City	State	ZIP Code

Email or website address

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**13. Transfers not already listed on this statement**

List any transfers of money or other property--by sale, trade, or any other means--made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

 None

	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1.	<u>538 East, Inc.</u>	Fund real estate lien note on 538 East Rd, El Paso TX	<u>July 16, 2021</u>	<u>\$76,500.00</u>
	Address			
	<u>71 Camille Drive</u>			
	Street			
	<u>El Paso</u>	<u>TX</u>	<u>79912</u>	
	City	State	ZIP Code	
	Relationship to debtor			
	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.2.	<u>Westmount Assets, Inc.</u>	Fund real estate lien note on Sale of 3220 Montana Avenue, El Paso TX	<u>July 19, 2021</u>	<u>\$35,000.00</u>
	Address			
	<u>810 N. Kansas Street</u>			
	Street			
	<u>El Paso</u>	<u>TX</u>	<u>79902</u>	
	City	State	ZIP Code	
	Relationship to debtor			
	Affiliate			
	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.3.	<u>Westmount Assets, Inc</u>	Fund real estate lien note on 4325 Leeds Avenue, El Paso TX	<u>July 19, 2021</u>	<u>\$35,000.00</u>
	Address			
	<u>810 N. Kansas Street</u>			
	Street			
	<u>El Paso</u>	<u>TX</u>	<u>79902</u>	
	City	State	ZIP Code	
	Relationship to debtor			
	Affiliate			

Debtor	<u>Westmount Group, Inc.</u> Name			Case number (if known)	<u>21-30633</u>	
Who received transfer?		Description of property transferred or payments received or debts paid in exchange		Date transfer was made	Total amount or value	
13.4.	<u>Westmount Assets, Inc</u>		<u>Fund real estate lien note on 4500 Frankfort Avenue, El Paso, TX</u>		<u>July 19, 2021</u>	<u>\$35,000.00</u>
Address						
<u>810 N. Kansas Street</u> Street						
<u>El Paso</u> City		<u>TX</u> State	<u>79902</u> ZIP Code			
Relationship to debtor						
<u>Affiliate</u>						
Who received transfer?		Description of property transferred or payments received or debts paid in exchange		Date transfer was made	Total amount or value	
13.5.	<u>TRR 4133, Inc.</u>		<u>Fund real estate lien note on 4537 Skylark Way, El Paso, TX</u>		<u>July 16, 2021</u>	<u>\$93,892.83</u>
Address						
<u>71 Camille Drive, Ste R</u> Street						
<u>El Paso</u> City		<u>TX</u> State	<u>79912</u> ZIP Code			
Relationship to debtor						
Who received transfer?		Description of property transferred or payments received or debts paid in exchange		Date transfer was made	Total amount or value	
13.6.	<u>TRR 4133, Inc.</u>		<u>Fund real estate lien note on 9532 Charleston Street, El Paso, TX</u>		<u>July 16, 2021</u>	<u>\$74,159.26</u>
Address						
<u>71 Camille Drive, Ste R</u> Street						
<u>El Paso</u> City		<u>TX</u> State	<u>79912</u> ZIP Code			
Relationship to debtor						
Who received transfer?		Description of property transferred or payments received or debts paid in exchange		Date transfer was made	Total amount or value	
13.7.	<u>71 Camille, Inc.</u>		<u>Fund real estate lien note on 71 Camille</u>		<u>8/23/21</u>	<u>\$430,000.00</u>
Address						
<u>71 Camille</u> Street						
<u>El Paso</u> City		<u>TX</u> State	<u>79912</u> ZIP Code			
Relationship to debtor						

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

 Does not apply**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

 No. Go to Part 9. Yes. Fill in the information below.**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?** No. Yes. State the nature of the information collected and retained _____

Does the debtor have a privacy policy about that information?

 No. Yes.**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b) or other pension or profit-sharing plan made available by the debtor as an employee benefit?** No. Go to Part 10. Yes. Does the debtor serve as plan administrator? No. Go to Part 10. Yes. Fill in below:**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts, certificates of deposit, and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

 None

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?

Include settlements and orders.

No

Yes. Provide details below.

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

No

Yes. Provide details below.

24. Has the debtor notified any governmental unit of any release of hazardous material?

No

Yes. Provide details below.

Debtor Westmount Group, Inc.
NameCase number (if known) 21-30633**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

 None**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

 None

Name and address	Dates of service	
26a.1. <u>Taxmatter, Inc</u> Name 71 Camile Drive Street	From	<u>2012</u>
	To	<u>Present</u>
<hr/>		
El Paso City	TX State	79912 ZIP Code

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

 None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

 None

Name and address	If any books of account and records are unavailable, explain why		
26c.1. <u>Keyvan Parsa</u> Name 810 N. Kansas Street Street	<hr/>		
<hr/>	El Paso City	TX State	79902 ZIP Code

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

 None**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

 No. Yes. Give the details about the two most recent inventories.**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
<u>Keyvan Parsa</u>	<u>810 N. Kansas El Paso, TX 79902</u>	<u>President</u>	
<u>Shabnam Izadpanahi</u>	<u>Ontario, Cananda</u>	<u>Secretary/Treasurer</u>	

Debtor Westmount Group, Inc.
Name _____ Case number (if known) 21-30633

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

No
 Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
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30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

No
 Yes. Identify below.

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

No
 Yes. Identify below.

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

No
 Yes. Identify below.

Part 14: Signature and Declaration

WARNING --Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/20/2021
MM / DD / YYYY

X /s/ Keyvan Parsa Printed name Keyvan Parsa
Signature of individual signing on behalf of the debtor

Position or relationship to debtor President

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

No
 Yes

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TEXAS
EL PASO DIVISION

IN RE: **Westmount Group, Inc.**

CASE NO **21-30633**

CHAPTER **11**

AMENDED
VERIFICATION OF CREDITOR MATRIX

The above named Debtor hereby verifies that the attached list of creditors is true and correct to the best of his/her knowledge.

Date 10/20/2021

Signature /s/ Keyvan Parsa
Keyvan Parsa
President

Date _____

Signature _____

Albert Flores
c/o E.P. Bud Kirk
600 Sunland Park Drive
Bldg 4, Suite 400
El Paso, TX 79912

Fidelity National Title Insurance Co
c/o Shakira Kelley
6900 Dallas Parkway, Ste 610
Plano, TX 75024

Keyvan Parsa
7604 Plaza Redonda
El Paso TX 79912

Montoya Park Place, Inc.
810 N. Kansas
El Paos, TX 79902

Shabnam Izadpanahi
36 Micmac Crescent
North York, ON M2H2K2

Techrover, Inc.
71 Camille
El Paso, TX 79912

Ulrick Moise
Palacio de Paquimé, C. Durango 2047
32575 Cd Juarez, Chih. Mexico

Wells Fargo Business
PO Box 6995
Portland OR 97228-6995

Westmount Assets, Inc.
810 N. Kansas St.
El Paso, TX 79902

Weststar Title, LLC
c/o James W. Brewer
221 N. Kansas, Ste 1700
El Paso, TX 79901